HUNTINGDONSHIRE DISTRICT COUNCIL

24/02194/HHFUL

OFFICER REPORT

Case No: **24/02194/HHFUL** **Householder (Full)**

Proposal: **Demolition of existing garage, side extension and rear flat roof extension.**

Location: **The Hollies 3 Frumetty Lane Alconbury**

Applicant: **Mr Chris Butler**

Grid Ref: **518863 275630**

DESCRIPTION OF SITE AND APPLICATION

The Hollies, 3 Frumetty Lane is a detached bungalow located in a cul-de-sac in a residential area of Alconbury. The existing property is of a gable-end design with a single garage. The dwelling and garage are constructed with a timber cladding finish and slate roof tiles.

This application seeks permission for the demolition of the existing garage and enclosed passageway and the erection of a side and rear extension. The proposed extension to the rear would be of a flat-roof design with the side extension of a gable-end design. The proposal would extend 3.5m to the rear and 4.2m to the side and would wrap around the existing property. The property would retain two bedrooms and would have an open plan living/dinig kitchen across the rear.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

The NPPF 2024 sets out the Government's planning policies for (amongst other things):

* delivering a sufficient supply of homes;
* building a strong, competitive economy;
* achieving well-designed, beautiful and safe places;
* conserving and enhancing the natural, built and historic environment.

Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP11: Design Context
LP12: Design Implementation
LP14: Amenity

Supplementary Planning Documents (SPD) and Guidance:

Huntingdonshire Design Guide Supplementary Planning Document (2017):
3.1 Place Making Principles
3.7 Building Form

Huntingdonshire Landscape and Townscape SPD (2022)

The National Design Guide (2021)

C1 - Understand and relate well to the site, its local and wider context
C2- Value heritage, local history and culture
I1 - Respond to existing local character and identity
I2 - Well-designed, high quality and attractive
I3 - Create character and identity

Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY

None relevant

CONSULTATIONS

Alconbury Parish Council - No observations either in favour or against the proposal.

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:

- Design and Visual Amenity
- Residential Amenity
- Highways and Parking
- Biodiversity

* Design and Visual Amenity

Policy LP11 of the Local Plan states that a proposal will be supported where it is demonstrated that it responds positively to its context. Policy LP12 states that new development will be expected to be well designed and that a proposal will be supported where it can be demonstrated that it contributes positively to the area's character and identity and successfully integrates with adjoining buildings and landscape. This is also reflected in the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework (2024).

This application seeks approval for the demolition of an existing garage and enclosed passageway and the erection of a side and rear extension at The Hollies, No. 3 Frumetty Lane, Alconbury. The proposed side extension would measure 4.2m in width with a matching eaves and ridge height to

the existing property. The proposed rear extension would be of a flat-roof design measuring 2.4m in height, 3.5m in depth and a width of approximately 13m.

The proposed side extension would be constructed of a gable-end design that would reflect the character and appearance of the existing property and other properties in the streetscene of Frumetty Lane. While the proposed side extension cannot be considered subservient given its matching eaves and ridge height to the existing property, it is noted that the scale and design of properties in the immediate vicinity is varied with both single-storey and two-storey properties of varying footprints and forms. As such, in this instance, the scale of the proposed side extension is not considered to result in any detrimental visual impacts on the existing property, the streetscene of Frumetty Lane or surrounding area.

With regard to the single-storey rear extension, the proposed flat-roof design is considered to be acceptable as there are other instances of flat-roofs in the immediate area and it would be situated to the rear of the property where it would not be readily visible from any public vantage points.

It is also worth noting that the proposed extensions would be constructed of matching materials to the existing property, including the re-roofing of the existing property with similar materials.

Overall, taking the above factors into consideration the proposed development is considered to be acceptable with regard to design and visual amenity and would not have a significantly detrimental impact upon the character or appearance of the area. It therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

The closest neighbouring residential properties that are likely to be impacted upon as a result of the proposed development are Nos. 2 and 4 Frumetty Lane, Alconbury.

With regard to No. 2 Frumetty Lane, the proposed side extension would replace an existing garage and would extend closer to the shared boundary, which comprises a close boarded fence and a hedgerow, with the neighbouring property. The proposed side extension would be approximately 2.2m from the shared boundary, would measure a maximum eaves height of 2.45m and a maximum ridge height of 4.85m with the gable-end addressing the boundary. Given the distance to the shared boundary, the single-storey height of the extension, its location north of the neighbouring property and the existing boundary treatments that would be retained as a result of the proposal, the Local Planning Authority are satisfied that the proposal would not result in any significantly detrimental overbearing or overshadowing impacts on the neighbouring property. Furthermore, as the proposal would be single-storey only, it would not result in any detrimental overlooking impacts on the neighbouring property.

The proposed extensions are not considered to result in any detrimental impacts on No. 4 Frumetty Lane as it would be single-storey in height only and would not extend any closer to the shared boundary with the neighbouring property.

Overall, taking these factors into account the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 and Section 12 of the National Planning Policy Framework (2024) in this regard.

*Highways and Parking

Policy LP17 of the Local Plan to 2036 seeks to incorporate appropriate space for vehicle movements, facilities and accessibility for service and emergency vehicles.

The proposal will involve the loss of the existing garage on site to make room for the proposed extension. However, Officers note sufficient on plot parking will remain to the frontage, for the parking of at least 2 cars. It is therefore considered that the dwelling will retain adequate parking provision within the curtilage.

Therefore, in the circumstances of this proposal, it is not considered that there would be any detrimental highway safety implications and the proposal therefore accords with Policy LP17.

*Biodiversity

Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan to 2036 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development.

This application has been accompanied by a Preliminary Ecological Appraisal and Roost Assessment (PEA). The site includes a number of trees extending into the woodland to the east. Aerial imagery shows the local landscape to have a woodland and arable character. Waterbodies can also be found nearby, including the Alconbury Brook which is located approximately 0.5km southwest.

The submitted PEA concludes that a bat emergence/re-entry survey is required during the active bat season (May - September) to confirm presence/likely absence of bats roosting in or on the building and precautionary working methods are recommended for hedgehogs, amphibians, reptiles and birds. The Local Planning Authority are satisfied with the findings and recommendations of the report and conditions would be imposed on any planning permission granted to ensure development is carried out strictly in accordance with the PEA.

It is also worth noting that as this is a householder application, it is exempt from mandatory biodiversity net gain requirements.
As such, the proposal is considered to be in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and Section 15 of the National Planning Policy Framework (2024) in this regard.

*Conclusion

The proposed development is considered to be compliant with the relevant national and local policy as it:

* Is of an appropriate scale and design
* Would not have a harmful impact upon the character and appearance of the area;
* Would not have a significantly detrimental impact upon the amenity of neighbours.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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CONTACT OFFICER:
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